

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, January 7, 2014

PRESENT: John Cole, Bill Hayner, Adam Chapdelaine, Mark Miano, John Maher, Robert Jefferson, Michael Boujoulian, Allen Reedy

ABSENT: Suzanne Robinson

GUESTS: Eric Ammondson - Ammondson Architects
Jeff Shaw – Donham and Sweeney

Meeting was called to order at 7:30PM

Community Safety Building

Project Progress. Mr. Ammondson distributed an analysis of WES's latest two week schedule. WES still projects Substantial Completion mid-January. Mr. Ammondson thinks 1/31/14 is more realistic, with Final Completion in March. WES has begun removing fencing and staging and performing some cleanup work. Interior finish work is ongoing. Major work to be completed includes the north window, stucco, PVC roofing and the canopy.

Landscaping. Mr. Ammondson recommended that WES complete the remaining site work in the spring rather than providing a credit to the Town. The committee seemed to agree with this recommendation.

Construction Issue. Mr. Ammondson discussed a recent construction issue where WES's subcontractor attached a continuous angle for the north sloped glazing on limestone sills, locating screws @ 12" OC that were too close to the edge of the stone. The stone sills were cracked at nearly all of the screws. The sills are now compromised and were reviewed on Tuesday by SGH's structural department. The installation also does not match the structural calculations prepared by WES's engineer. WES will need to have the installation reviewed by their structural engineer and propose a solution for review by SGH. This will not likely impact the project completion unless the sills have to be replaced but will require additional time by Ammondson/SGH.

Requisitions and Financial Issues. Mr. Ammondson noted that they have a draft copy of Requisition 15 and expect to have a final version for discussion at the next meeting.

ACSB Phase 2 Schedule Review

WES Two Week Look-ahead Schedule (Construction Meeting 1-7-14)

Week 1 (1/6-1/10)

Complete canopy roofing and flashing

Complete framing for stucco at north planter

Remove balance of staging

Complete interior sills (except at north and south windows)

Provide infill panel mockup at Fire Chief's office

Complete sealant at east curtainwall

Week 2 (1/13-1/17)

Complete stucco work
Complete electrical work (except canopy lighting)
Complete Kalwall work
Complete PVC roofing and drain work
Complete tile patching
Uncompleted work (Substantial Completion) WES estimated 1/17/14
Air and water testing
Rework metal cap flashing
Repair and reinstall limestone
Complete masonry cleaning
Complete work at antennae tower
Repair/replace window operators
Canopy gutter
Canopy signage
Entry railings
Complete interior sills (north and south windows)
Complete GWB patching
Install infill panels at windows
Blinds
Replace damaged ACP
Final cleaning
Irrigation (Spring 2014)
Site work (Spring 2014)
Plantings (Spring 2014)
Final Completion (estimated building 3/1/14; landscaping 5/1/14)
Punchlist
Closeout documents

Central Fire Station

Schedule: D&S distributed a project schedule which now shows the Special Town Meeting on 4/30; 1 week was eliminated from CD's, general bids would be opened on 4/24. PTBC directed D&S to consider a second schedule option which would extend the period bidders would need to hold their bids to allow the project to be presented at the regular Town Meeting. A Chapdelaine indicated this may occur around the 12th or 14th of May. This would allow more time to vet the low bidders.

D&S noted that the PTBC Meeting in March moved to 11 March which is a 2nd Tuesday.

Budget: D&S presented an updated budget. The budget includes the original 2009 cost estimate. A new cost estimate is now underway and will be presented at the 21 January PTBC Meeting.

J Cole informed D&S that PMA has been selected as the OPM and once contract negotiations are complete they would like D&S to send them the document set.

PTBC reviewed each line of the budget to understand the soft costs. The Fire Chief will review the allowances to confirm they are adequate.

PTBC requested that the cost estimate include an alternate for the additional cost

of a slab traffic coat at the Apparatus Room.

Tower Leak Investigation Proposals:

D&S presented two proposals to investigate and describe repairs to fix the leaking at the tower. Both proposals include water testing, written report and narrative describing repair. Both proposals are close to each other in cost. D&S finds both firms acceptable.

PTBC directed D&S to confirm that preparation of specifications suitable for inclusion in the project bid documents would be included in the proposals

Hazardous Materials Survey:

Chief Jefferson reported that Vertex has been hired to do the survey and should begin work soon. He anticipates the remediation would be completed prior to bid.

Building Code Amendment Update:

D&S reported that the State Board voted on 12/10 to send the proposed Code amendment back to public hearing to review changes made in Nov.; Public Hearing scheduled for 10 February with Board vote scheduled for 2nd week of March

D&S now recommends pursuing a variance with State as the delay in changing the Code cannot be accommodated in the project schedule. PTBC voted to direct D&S to proceed.

Robbins Library

There has been a leak in the new roof in an area that has historically had problems. The leak has been temporarily fixed, but permanent fix needs to be implemented. Mark Miano will contact Mike Flaherty of Russo Barr to address issue.

Stratton School Working Group had initial meeting.

Hardy School façade leak

- Long term leak issue has been investigated
- Recommends repointing, sealing, improvements to windows and weather stripping.

Following minutes were approved:

11/5/13, 11/19/13, 12/3/13, 12/20/13.

Meeting adjourned at 9:10pm

Respectfully submitted,

Adam W. Chapdelaine